

DUNLEITH SITE
GREENSBORO, NORTH CAROLINA

ARCHITECTURE APPENDIX



dpz
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GREENSBORO, NORTH CAROLINA



CHARRETTE DATE
November 18, 2008 - November 22, 2008

CHARRETTE TEAM
dpz
CHARLOTTE
ARCHITECTS AND TOWN PLANNERS

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DESIGN CONSULTANTS
PIEDMONT COMMUNITY DESIGN FORUM

CLIENT
CITY OF GREENSBORO
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Architectural Standards

GENERAL CONDITIONS

- Variances to the Architectural Regulations may be granted on the basis of architectural merit. Approvals do not set a precedent and will only apply to the specific submission.
- These regulations will be updated periodically, and all subsequent changes will apply to all buildings that have not completed a schematic design phase.
- These regulations are strictly aesthetic in their intent. In cases of contradiction with local safety codes, these regulations shall be overruled, with notification given to the Town Architect. In no way does compliance with these regulations exempt a structure from conformance with other applicable codes.
- Building elements, fixtures, and materials specifically noted herein as subject to approval by the Town Architect shall be drawn and/or noted in submitted plans at the appropriate phase of the Design Review Process. In cases where samples are required, they must be submitted at the appropriate phase of the Design Review Process. Failure to do so may result in additional submittals and delay of the approval process.



WALLS

Materials:

- Exterior building walls shall be finished in wood clapboard (sealed with paint or stain), board and batten, machine-sawn cedar shingles, cementitious boards (example is Hardiplank), Hardishingles, square- or rough-cut natural stone, or brick. Stone shall be native Mt. Airy Granite or of like character. Brick walls shall be finished in brick and

a bond pattern selected from the Town Architect's List of Materials.

- Exterior building walls shall be a minimum of eight inches in thickness when using stone or brick veneer.
- Foundation may be formed out of poured concrete or concrete masonry units. Finishes for foundation walls, arches, and piers shall be made of brick, stone, or smooth stucco.
- Parapets extending above the roofline as party walls or firewalls shall have cast concrete or stone copings.
- Garden walls and fences at front-ages and in front yards shall be made of stone, brick, wood, or stucco. If wood, the material shall be smooth cedar or pressure treated wood pickets with spacing between pickets not exceeding 1.5 inches. Gates in garden walls shall be wood, iron, or brick.
- Garden walls shall not be perforated with precast elements, but may accommodate pierced brick. Cast concrete elements may be used as necessary for copings.
- Fences at other property lines of yards may be made of closed wood boards of a rectangular section capped with wood, masonry, trellis, lattice, hedge, garage building walls, or some combination thereof. Fences may have stone, brick, or stucco piers.
- Wire fences are permitted in the back yard as long as the posts are made of wood and the fence is capped on top and bottom and planted with a growing vine (see landscape standards). Cyclone fences are not permitted.
- Retaining walls shall be built of stone, brick, or stucco.
- Wood, if visible, shall be painted or stained except certain types of wooden walking surfaces may be left natural.

Configurations & Techniques:

- Exterior walls shall show no more than two materials above the basement or foundation wall. Material changes shall only occur along a horizontal line, i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally. Typically, material changes for the primary mass shall occur at a floor line, sill level, or gable end, with the heavier material below

the lighter.

- Wood clapboard and shingles shall be horizontal.
- Siding shall be horizontal, maximum six inches exposed to the weather. The Town Architect may approve an exception for structures covered with board and batten siding or flush board siding.
- Boards with more than 5 1/2 inches to the weather shall show a one-inch variation from one board to the next.
- Wood shingles shall be maximum eight inches exposed to the weather.
- Stucco shall be cement with smooth or pebbled sand-finish. Some impressionistic finishes may be allowed on buildings of Shingle style and Craftsman style (including bungalows). The Town Architect must approve sample boards of impressionistic finishes. Expansion joints must be covered by final application.
- No E.I.F.S. (Exterior Insulation and Finish Systems) are allowed.
- Brick mortar joints shall be struck. Courses shall be no more than three inches wide.
- Trim boards shall be minimum grade B trim lumber, and shall be 5 1/2 inches minimum in width at corners. Trim boards shall be 3 1/2 inches minimum around openings, except at the front door where it may be any size (3.5 inches minimum) or configuration. The Town Architect may approve exceptions for structures of Shingle style and Craftsman style, and for classical detailing.
- Arches and piers of masonry shall be no less than twelve inches by twelve inches.
- Posts shall be no less than six inches by six inches.
- The Town Architect may approve an exception for structures in the Craftsman Style.
- Garden walls shall be minimum eight inches thick and have a horizontal cap. Brick mortar joints shall be struck and no more than 1/2 inch wide. The Town Architect may approve an exception for stone walls with grapevine joints.
- Fences in front yards shall be as indicated in the Urban Regulations. Wood fences in front yards shall be painted or stained a natural color. The Town

Architect may approve an exception for front yard fences typical of Tennessee and made of black wrought iron or brick.

- Paints and stains shall be applied to all exterior smooth wood. Wood shingles may be left to age naturally or stained.
- Colors of all materials shall be selected from the Town Architect's Master List.



ELEMENTS

Materials:

- Chimneys, where visible, shall be stone, brick, or stucco. Individuality in chimney and chimney pot design is encouraged.
- Flues for potbelly stoves shall be metal.
- Piers and arches shall be made of stone, brick, or stucco.
- Porch columns, posts, spindles, and balusters shall be made of wood. The Town Architect may approve an exception for porches of Craftsman style structures.
- Piers, pedestals, and columns for porches of Shingle style and Craftsman style structures may extend to ground level without a break at the porch floor. They shall be constructed of natural stone, brick, or stucco. Stone shall be native Mt. Airy granite or of like character. The Town Architect may approve an exception for porch columns and cheek walls covered in wood shingles or horizontal wood siding for Shingle style and Craftsman style structures.
- Porches may be enclosed with glass or screens for a maximum of thirty percent of their length; however, glass enclosures are not permitted at

Architectural Standards

frontages. Glass enclosures shall be comprised of similar windows as those throughout the structure. Fixed glass may be used only in extreme circumstances when not visible from the street or road, and such enclosures must be approved by the Town Architect.

- Porch screen frames shall be made of wood, with screening color appropriate to trim color; samples must be submitted to the Town Architect for approval.

- Porch ceilings may be enclosed with painted wood; exposed joists and ceilings shall be painted.

- Stoops shall be made of wood, brick, or concrete. If concrete, the stoop shall have brick, stone, or stucco cheek walls. This includes brick perimeter nosing at concrete porch floors. A stoop may be covered by a roof or canopy. Stoops shall not be greater than eight feet in length or depth.

- Patios and stoops may have horizontal surfaces made of brick or stone pavers.

- Decks shall be located in rear yards only, elevated a maximum of thirty inches above grade and painted or stained except walking surfaces, which may be unpainted.

- Signs shall be made of wood. Enamelled steel signs may be used at the Town Center and for street directional signs.

- Arcades at the Town Center shall be metal or stucco, with wood or metal posts, railings, and balconies.

- Awnings shall have a metal structure covered with canvas or synthetic canvas with straight edges. The Town Architect's Master List will show approved colors and patterns.

- Metal elements may be unpainted galvanized steel, anodized or ESP aluminum, marine-grade aluminum, or black iron.

- Garage aprons should be porous pavement such as stone pavers, concrete pavers (dyed or natural color), pervious asphalt, porous concrete, or gravel. If that is not possible, they shall be brick or tar and chip.

- The following shall be permitted only in rear yards, provided they are not visible from the street: HVAC

equipment, solar panels, utility meters, eighteen inch satellite dishes, permanent grills, permanent play equipment and hot tubs (those at ground level must be covered).

- The following shall not be permitted: Panelized materials including keystones and quoins, window air-conditioning units, above-ground pools except those of the inflatable variety, antennas, signs on private property, or direct vent fireplaces.

Configurations & Techniques:

- Chimneys and fireplace enclosures shall extend to the ground.

- Chimneys may have a projecting cap and shroud of copper or painted metal, or chimney pots to conceal spark arresters. Unsightly, large, and awkward arresters are not allowed.

- Porches shall be a minimum of eight feet in depth and may not be enclosed by glass at frontages.

- Porch piers of masonry construction shall be no less than twelve inches by twelve inches.

- Arches of masonry construction shall be no less than twelve inches in depth.

- Screened porches shall have screens framed in wood installed behind framed railings.

- Posts shall be no less than six inches by six inches.

- Railings shall have horizontal top and bottom rails. Top and bottom rails shall be centered on the pickets. The opening between spindles and balusters shall not exceed two inches.

- Brackets appropriate to the scale and style of the structure shall visibly support balconies that cantilever. Balconies shall not exceed six feet in depth.

- Signs attached to storefronts shall be integral to the building, and no larger than two feet in height by any length or greater than 12 square feet. Signs shall be externally illuminated with incandescent bulbs of appropriate wattage. The bottom of the sign shall be seven feet minimum above grade. The Town Architect must approve all signage.

- Pedestrian signs may be attached

perpendicular to the facade extending up to four feet from the frontage line and shall not exceed two feet in height. The bottom of the sign shall be seven feet minimum above grade.

- Awnings may have side panels and a bottom soffit panels.

- Spotlights attached to building walls or roof eaves are only permitted in rear yards and shall be directed away from adjoining structures.

- Suggested exterior lights at rear building entries and service areas should be compact fluorescent or LED fixtures with frosted globes, sixty watts maximum. All other exterior residential light fixtures visible from a public way shall be compact fluorescent or LED fixtures, thirty watts maximum, and shall be subject to approval by Town Architect. Lights are to be directed downward.

- Party lanterns are permitted inside the eave of porches and shall be subject to approval by Town Architect.

- Landscape lighting visible from a public way shall be subject to approval of Town Architect. Uplighting of landscape material is prohibited except in village and town centers.

- Cables, conduits, and any other such wiring may not be exposed.

- Driveways at building frontages are only allowed for properties without alley access, and shall have a maximum width of ten feet.



ROOFS

Materials:

- Roofs, if sloped, shall be clad in machine-sawn wood shingles, painted galvanized steel (corrugated, 5V crimp,

or standing seam), galvalume, or copper. Slate, artificial slate, flat clay, or concrete tile may also be submitted for approval if historically appropriate for the style of the structure. Roof colors must be submitted to Town Architect.

- Flat roofs in the village or town centers shall be E.P.D.M. (ethylene propylene diene monomer) commercial type or built-up roofing.

- Gutters and downspouts, when used, shall be made of painted galvanized steel, copper (not copper-coated), anodized or ESP aluminum. Metal chains may be used in lieu of downspouts.

- Flashing shall be copper, lead or anodized aluminum.

- Copper roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).

Configurations & Techniques:

- Principal sloped roofs shall be a symmetrical gable or hip roof with a slope between 6:12 and 12:12. There shall be a dominant principal roof of unambiguous massing and clear hierarchy.

- Ancillary roofs, those attached to walls or roofs of the principal building, may be sheds sloped no less than 2:12.

- Overlapping gables (roof ends in which a smaller gable sits in front of a larger gable) are only permitted when the smaller gable is associated with a balcony, porch, or entrance. These gables shall have matching slopes.

- Gable ends shall have historically accurate and appropriately detailed rake and fascia trim.

- Flat roofs on residential structures, including flat roofs on towers, shall be permitted only when they can be occupied and are accessible from an interior room. Flat roofs shall have a railing or parapet wall no less than 42 inches high or per building code.

- Eaves that overhang less than eight inches shall have a closed soffit with historically appropriate molding and fascia trim. Eaves that overhang more than twelve inches may have exposed rafters. Eaves that have an overhang between eight inches and sixteen inches shall have either a closed soffit or exposed rafters. Rafter tails may not

Architectural Standards

exceed eight inches in depth.

- Wood shingles and slate shingles shall be maximum eight inches exposed to the weather.
- Gutters at soffits and at exposed eaves shall have half-round profile.
- Dormers may interrupt roof slopes. Preferred dormers shall be gabled, shed or hipped roof dormers.
- Eyebrow dormers may be used on houses built in the Shingle style and the Craftsman style (including bungalows).
- Dormers shall provide habitable space. They may be placed either flush with or a minimum of three feet back from side building walls.
- When venting is required it must be in the form of natural roof ventilation using linear soffit vents, ridge vents, and dormer vents. Exposed roof vents such as turbines or power roof ventilators are not allowed.
- Gable end vents shall be constructed of wood finished in the historically appropriate style.
- Skylights and solar panels shall be flat and may not be visible from a public way.



OPENINGS

Materials:

- Windows shall be painted or stained wood, synthetic, or aluminum clad. Windows shall be glazed with clear glass. All trim shall be no less than 3.5 inches wide. Window style, configuration, material, and manufacturer must be approved by the Town Architect.
- Bay windows shall be made of trim lumber. Corner trim shall be no less than six inches.
- Doors shall be wood. Doors shall be painted or stained.
- Garage doors shall be wood or veneered with synthetic or wood trim.

Doors shall be smooth in texture. Simulated wood grain is prohibited. All garage door manufacturers must be approved by the Town Architect.

- Shutters shall be wood, either louvered or paneled, and shall be painted. Shutters shall meet the width of the window when closed.
- Vents in foundations shall be cast iron grates, painted wooden grates, pierced stone, or brick.
- Storefronts shall be made of wood. Metal may be permitted at the town center.
- The Town Architect must approve security doors and window grilles.

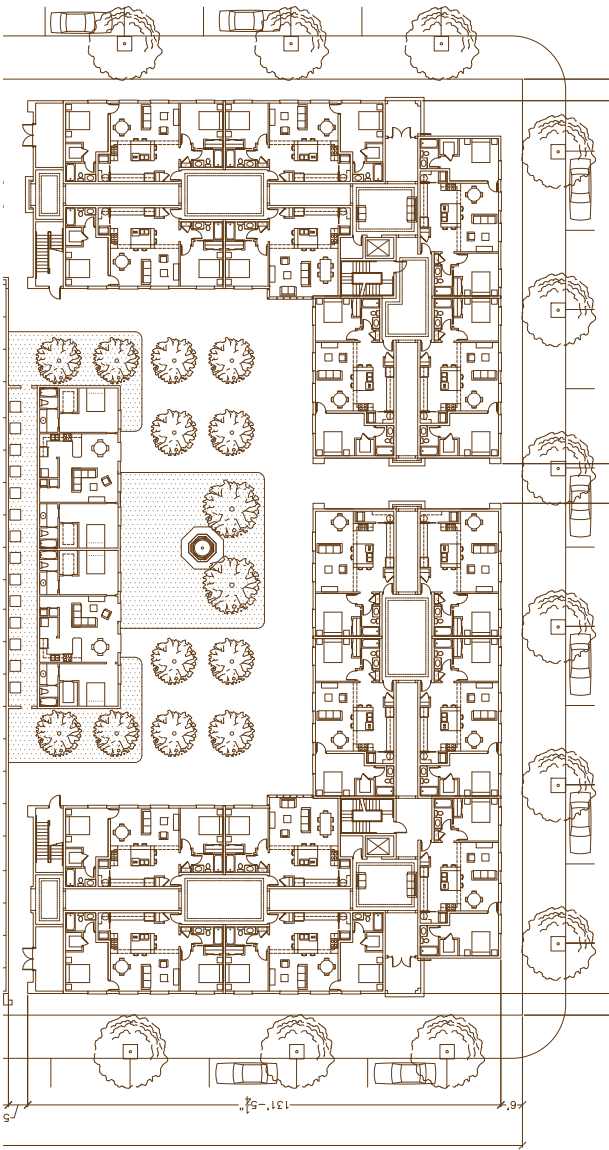
Configurations & Techniques:

- Windows may be rectangular single-, double-, or triple-hung sash, awning, fixed (if size is under two square feet), with a square to vertical proportion.
- Transoms may be oriented horizontally with panes of square to vertical proportions.
- A four-inch (minimum) post shall separate multiple windows in the same rough opening.
- In masonry walls, the centerline of the window sash shall align with the centerline of the wall. No windows may be flush mounted.
- Window muntins shall be profiled and separate true divided lights, or simulated divided lights with fixed muntins on both sides of the glass with a spacer bar in between. Removable grids are not approved. Muntins must create panels of square or vertical proportion. Sashes shall have similar proportions throughout the building.
- Bay windows shall have a minimum of three sides and shall extend to the floor inside and to the ground outside, if located on the ground floor or, if not, be structurally supported by appropriate brackets.
- Sidelights shall not exceed twelve inches in width, unless in a Craftsman configuration. Sidelights, transoms, and fanlights shall have true divided lights.
- Unusual windows, including art glass or stained glass, are exceptions to the norm, and must be approved by

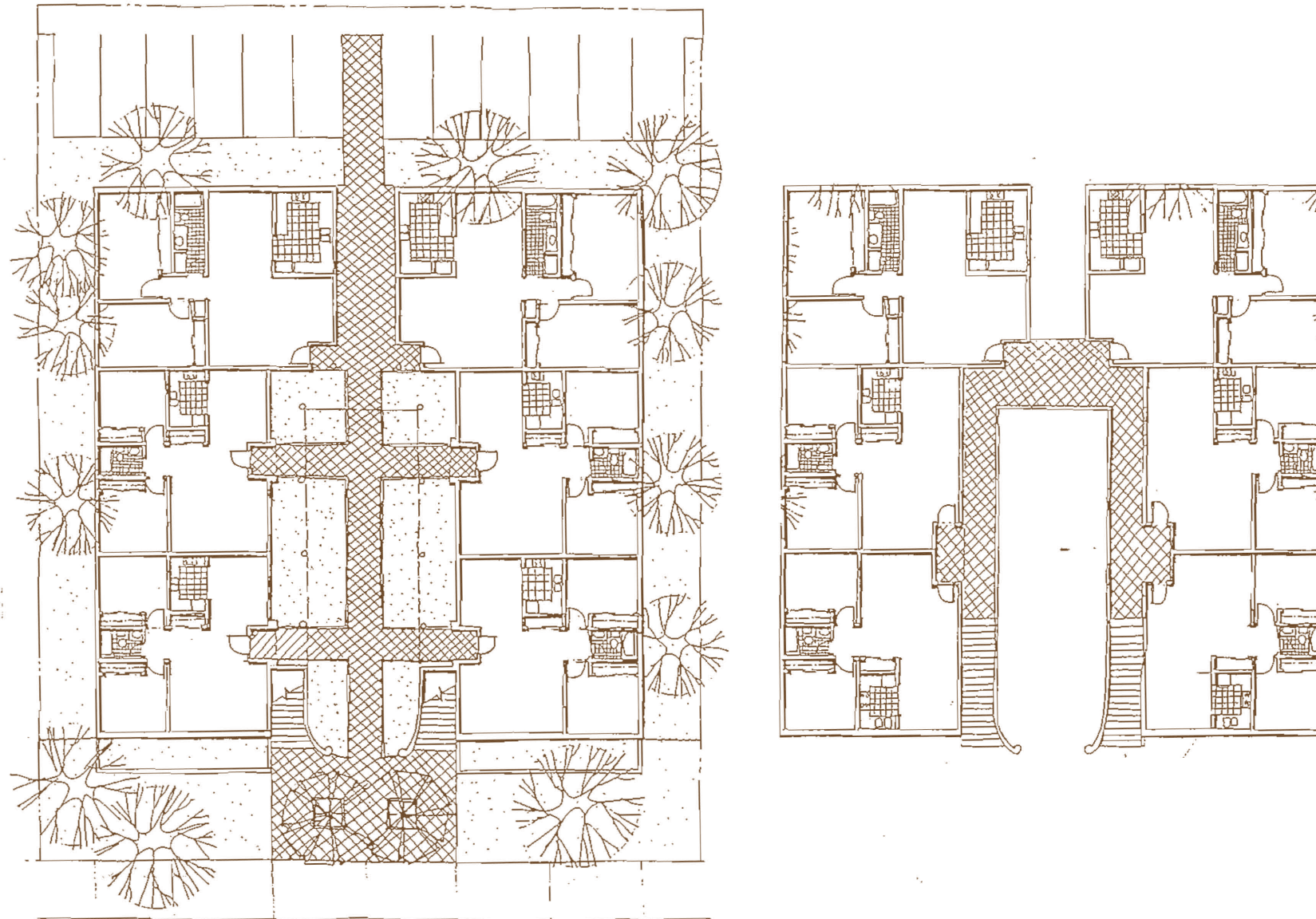
Town Architect.

- Storm windows and screens shall be integral with the window. Screens shall be made of brass, bronze or black vinyl.
- If there are paired solid front doors then sidelights are required. Paired glass French doors may be approved as long as the other frontage doors are the same type and width. Paired French doors as frontage doors can not exceed 5 feet in width.
- Windows in doors must be rectangular. The Town Architect may approve an exception for historically appropriate doors that have windows.
- All doors and windows require, at minimum, a lintel, face frame, and drip mold. Windows in wood-sided walls shall have flat casing, 5/4 inches in depth. Brickmold casing is appropriate in masonry walls, set back from the surface to provide sufficient return of the masonry finish; this shall include stucco finishes and walls.
- Doors, except garage doors, shall be hinged at the side. Sliding doors are permitted if they are at non-street yard views.
- Doors, except garage doors, shall be constructed of planks or raised panels that are not flush with applied trim to express the construction technique.
- Garage doors facing a street frontage shall be a maximum of nine feet in width. Garage doors facing an alley shall have historically appropriate light fixtures with an incandescent bulb activated by a photocell. Garage doors shall be painted or stained.
- Shutters shall be sized and shaped to match the openings. Shutters shall have all appropriate mounting hardware for flush closure.
- Storefront windows shall be between 2 and 2.5 feet above ground level and shall reach to within one foot of ceiling height. Storefront windows shall be lit at night using compact fluorescent, LED, or halogen light with a photo cell control.
- Stucco trim articulations shall be subject to approval by the Town Architect.
- Accent colors, for items such as the front door and shutters, may be

used subject to approval received from the Town Architect.

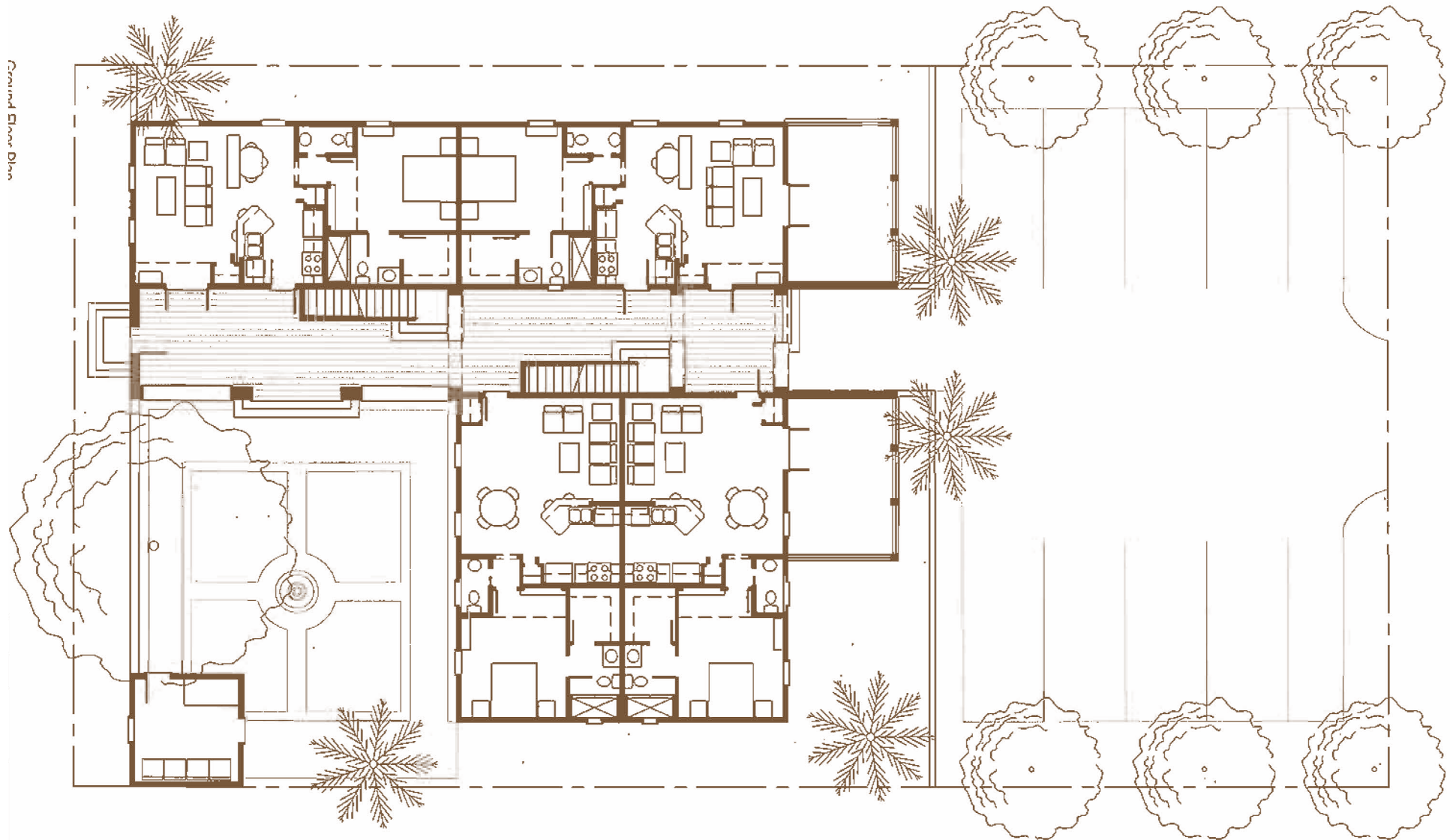


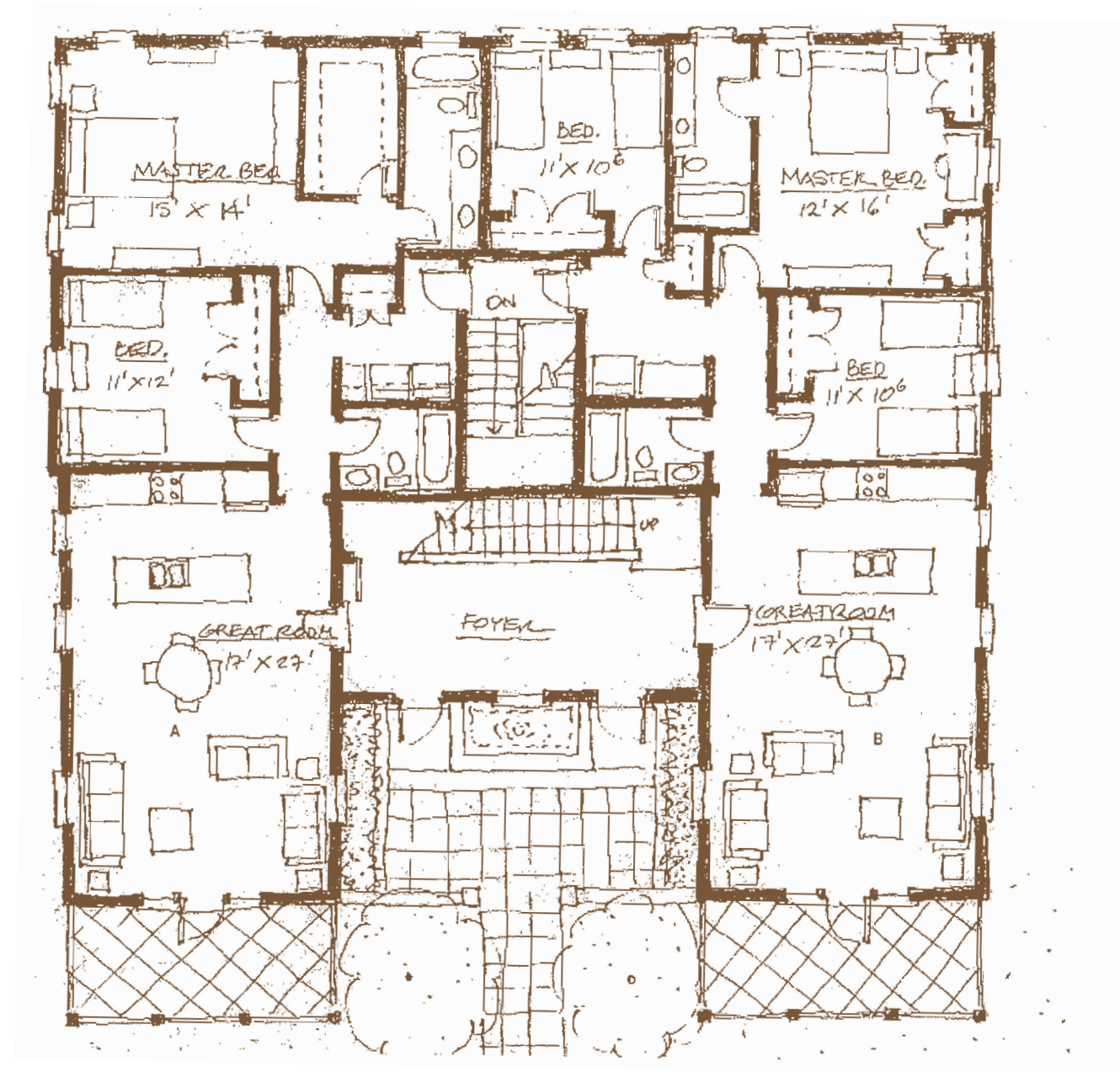
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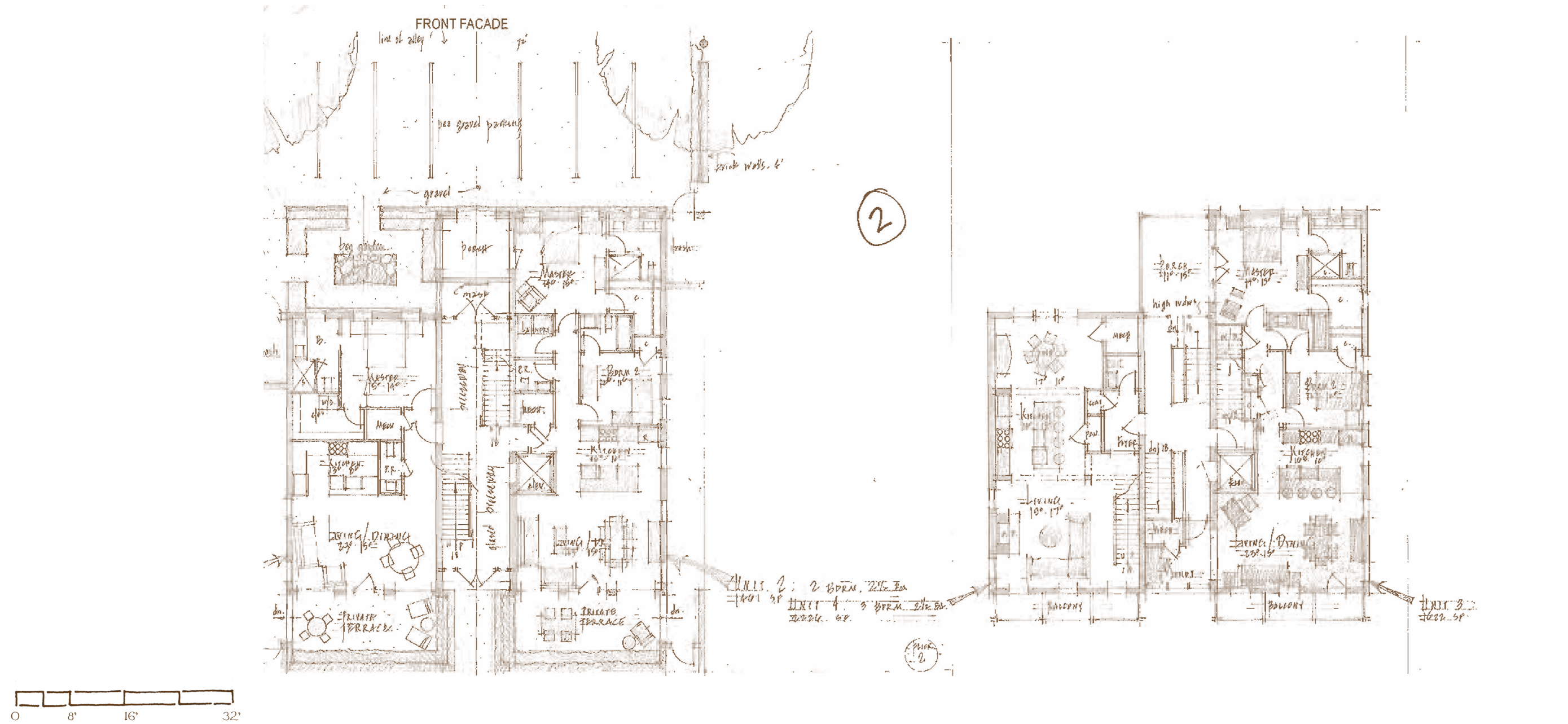
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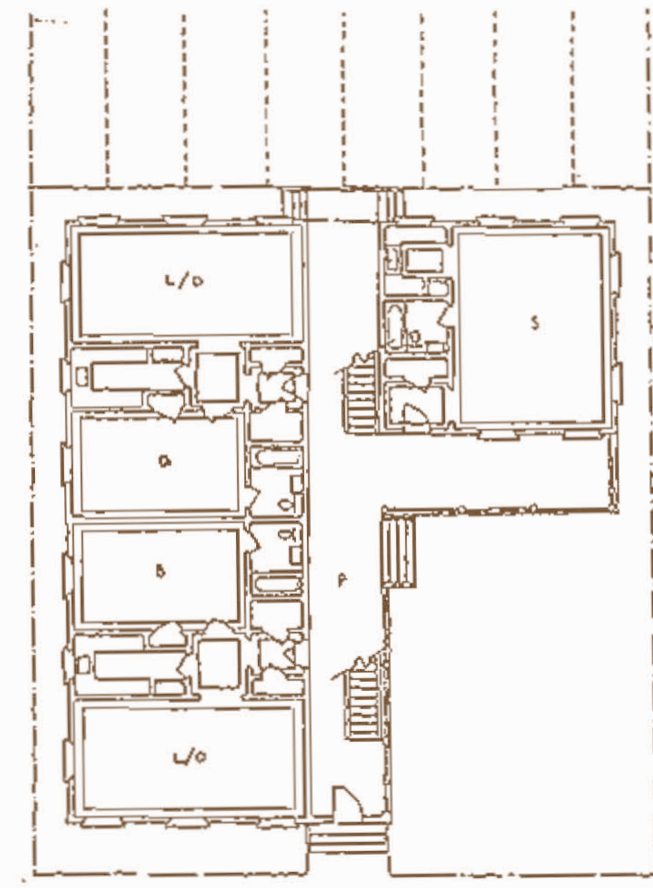
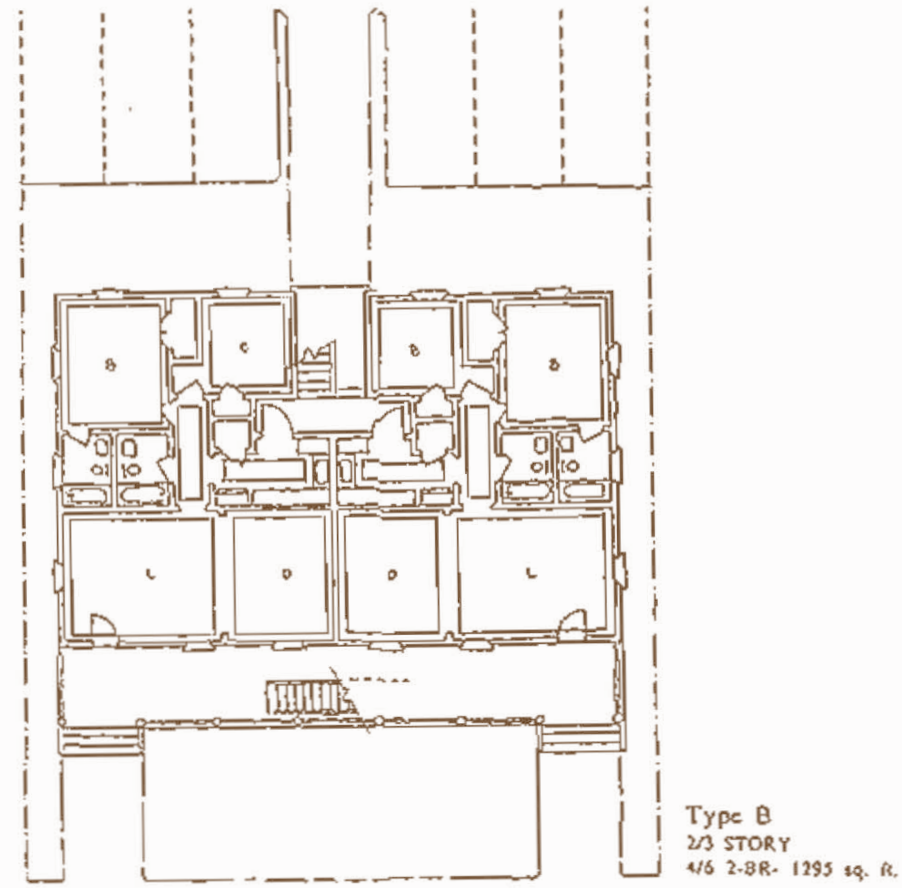
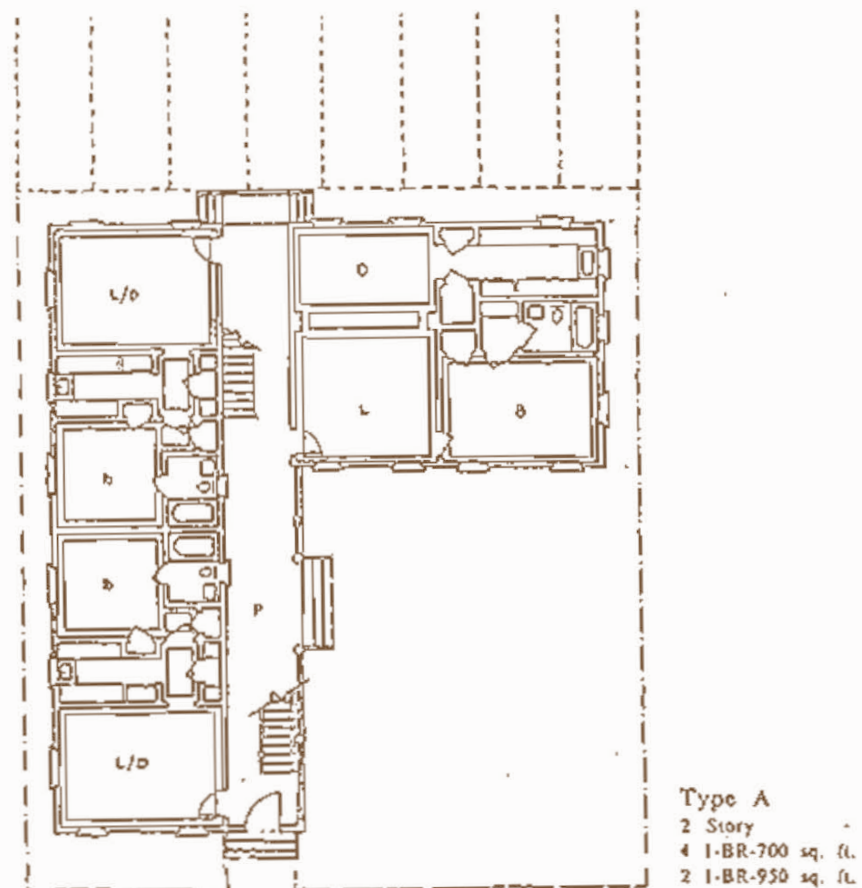




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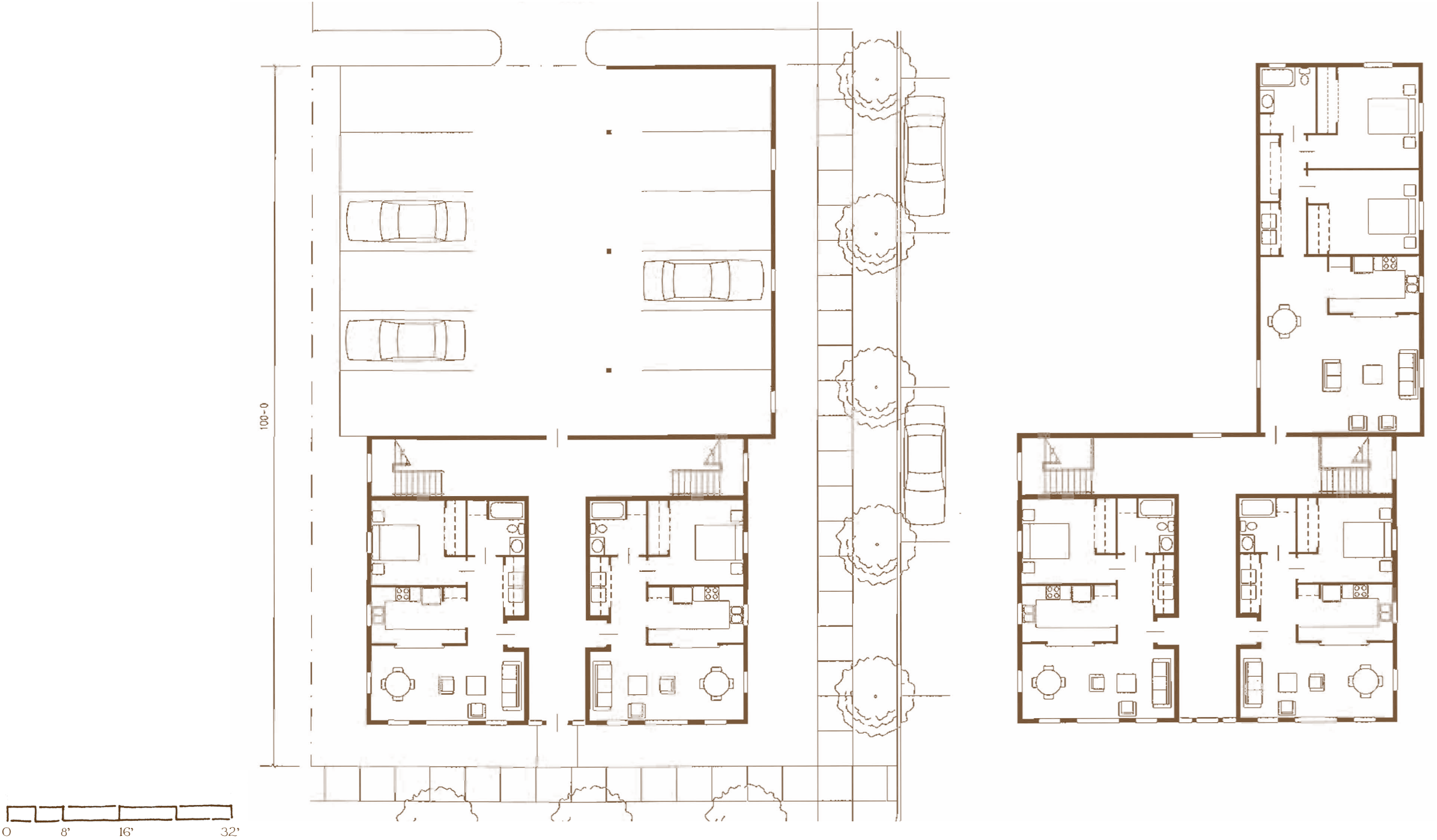


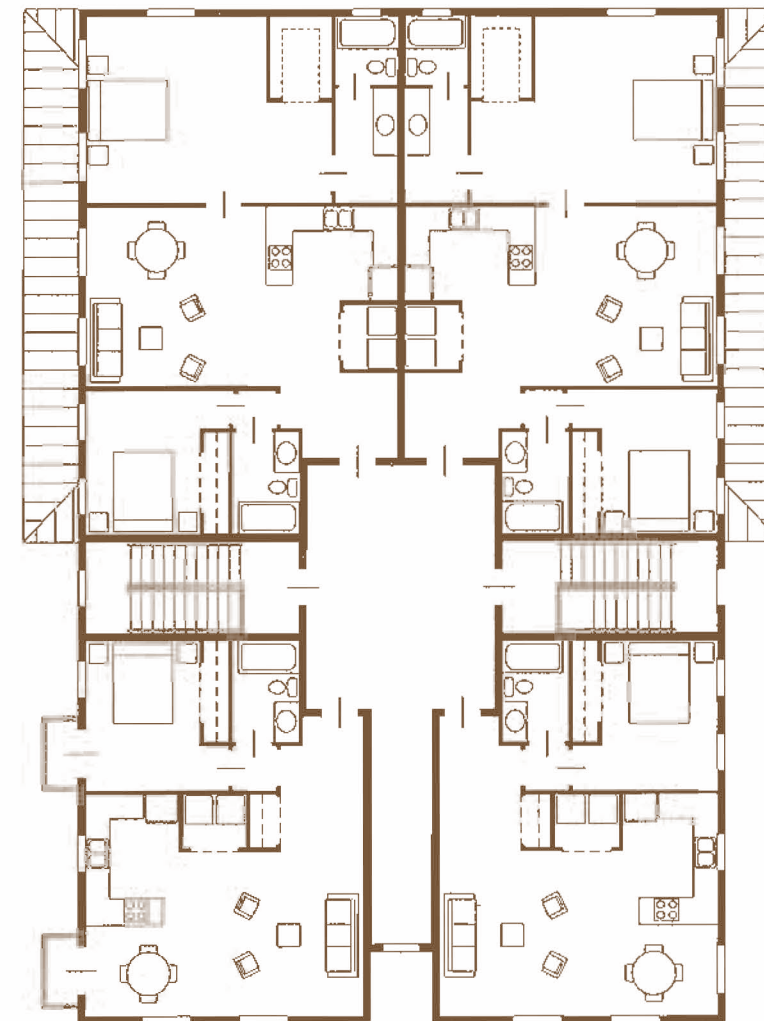
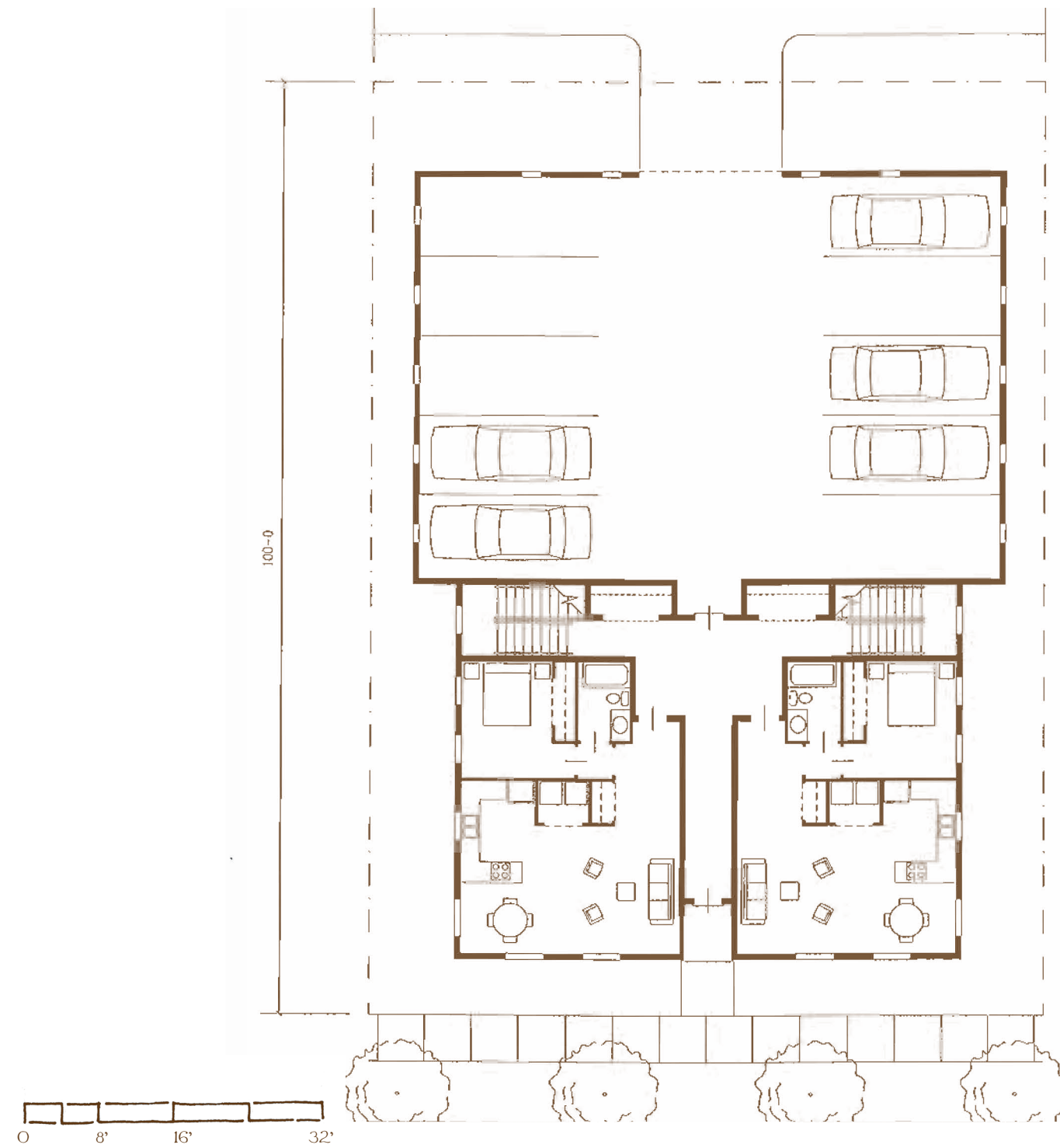


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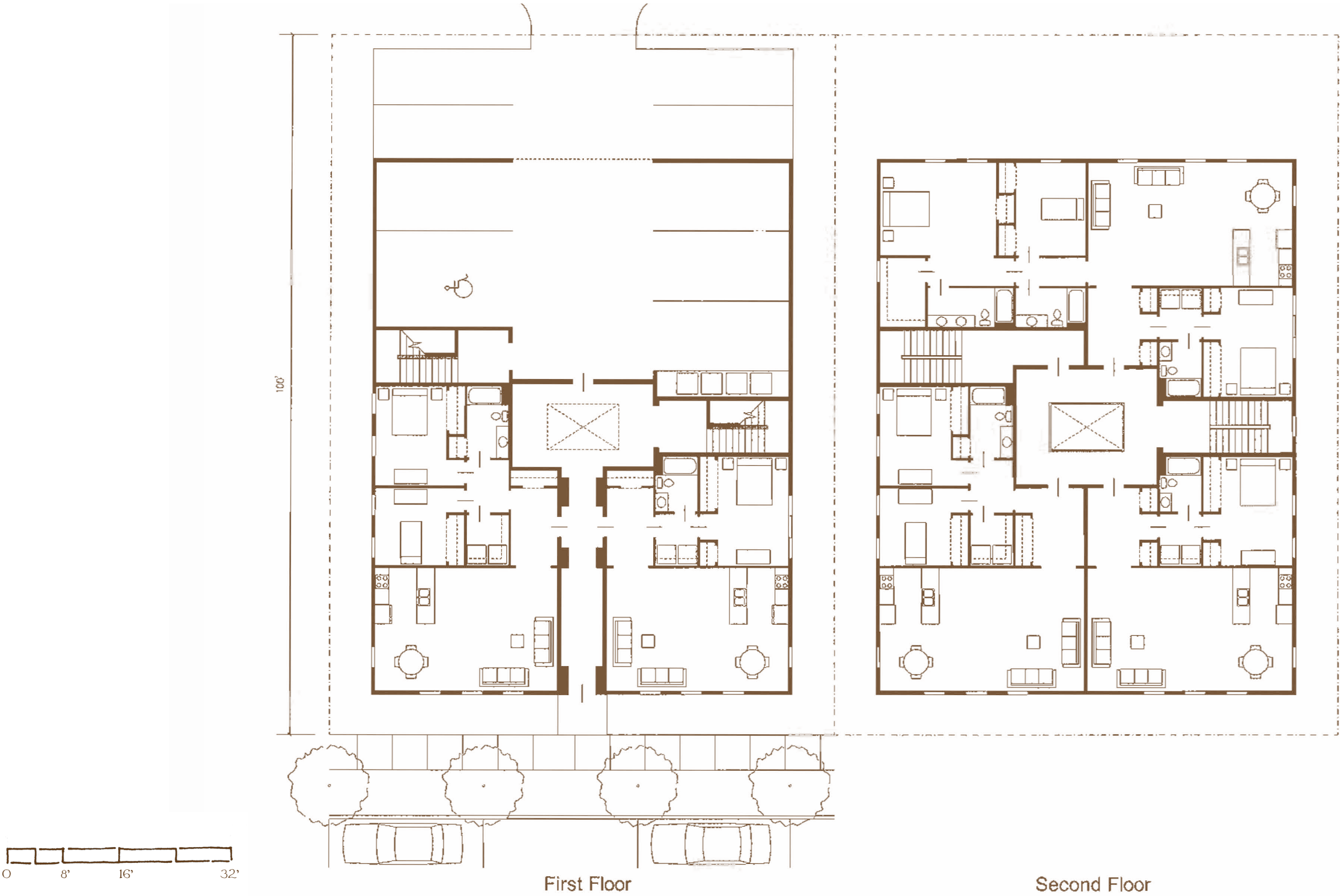
APARTMENT STUDIES
36 Units/Acre Net

DUNLEITH SITE
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